

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M(CD) (transit oriented development – mixed-use, conditional)
LOCATION	Approximately 3.3 acres located on the southeast corner at the intersection of North Brevard Street and East 25 th Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow development of an infill parcel located in the Optimist Park neighborhood and across the street from the proposed 25 th Street Light Rail Station, with 280 multi-family dwelling units and accessory uses, as allowed in the TOD zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	H F Starnes and Howard F. Starnes, Jr. WP East Acquisitions, LLC Jim Guyton, Design Resource Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Blue Line Extension Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends transit supportive development. • Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The site is located across Brevard Street from the proposed 25th Street Transit Station and is included in a larger area envisioned to be redeveloped with transit supportive or mixed use development; and • This proposed TOD-M (transit oriented development – mixed-use) zoning is more consistent with the vision for the area than the current I-2 (general industrial) zoning; and • The proposed development is designed to be transit supportive and will include up to 280 multi-family residential units at a density of 84.8 units per acre; and • The pedestrian friendly design, with buildings fronting directly on public streets and multiple pedestrian connections to North Brevard Street, will allow a short walk to the proposed light rail station across North Brevard Street; and • The proposed development abuts Little Sugar Creek and includes dedication of land along it, as called for by the Mecklenburg County Adopted <i>Greenway Plan</i>; and • The plan also commits to an amenitized open space area along the creek to supplement the Cross Charlotte Trail, which is preliminarily planned to be located across Little Sugar Creek; <p>By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Wiggins).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided a recessed accessible parking space with the on-street parking along the site's North Brevard Street frontage. 2. Provided flex commercial space and the leasing office at the corner of East 25th Street and Brevard Street running partially down east on East 25th Street, with direct access to the street. 3. Added a note that the community will have bicycle parking.
------------------------------------	---

4. Labeled an existing alley that will be abandoned.
5. Committed to donating \$25,000 to either Habitat for Humanity of Charlotte or the Charlotte City Housing trust fund for affordable housing. The funds will be contributed after a building permit is issued for the community and prior of the issuance of the first certificate of occupancy for the building constructed as depicted on the site plan.
6. Added a note that the fitness center will not be seen from East 25th Street, North Brevard Street or the greenway.
7. Added a performance area to the park on site.
8. Indicated the community will have a minimum of 30% two-bedroom units and 7% three-bedroom units.
9. Indicated pedestrian scaled lighting will be provided on the project connection to the Cross Charlotte Trail if the Cross Charlotte Trail is developed adjacent to this site.
10. Committed that the petitioner will donate \$10,000 to Partners for Parks for improvements to Cordelia Park. The funds will be contributed to the Partners for Parks after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed within the site plan.
11. Committed to providing art work totaling at least \$10,000 to be part of the community park in the general area as labeled on the site plan. The proposed art work will be installed either (i) as part of a partnership between the petitioner and the Art and Science Council; or (ii) by the petitioner.
12. Committed to donating \$5,000 to a B-cycle station to be located close to the East 25th Street light rail station. The funds will be contributed after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed as depicted on the site plan.
13. Provided a 14.5-foot sidewalk along East 25th Street with an additional planting strip behind the curb and five-foot tree grates.
14. Added the following Note under Access and Transportation: "Petitioner will coordinate with NECI team for the E. 25th Street improvements during development and review of the site plan." This note is intended to serve as a place holder for more detailed notes to be determined by staff that will be added prior to a decision on the petition.

VOTE

Motion/Second: Majeed / Eschert
 Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins
 Nays: None
 Absent: Lathrop
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff presented an overview of the petition. Staff noted that this petition is consistent with *the Blue Line Extension Transit Station Area Plan*. There was no further discussion.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- North Brevard Street, East 24th Street and East 25th Street. (Note: Due to the site’s distance from existing single family zoning, the height of the building will be limited by the 120-foot maximum in the TOD-M (transit oriented development – mixed-use) zoning district.)
- Parking located onsite and on-street along North Brevard Street and East 25th Street.

-
- Access to the site via East 24th Street.
 - Building materials consist of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, Trespas, decorative block and/or wood. Vinyl and aluminum may only be used on windows, soffits and handrails/railings.
 - Building facades facing the Cross Charlotte Trail will not have a blank wall in excess of 20 feet vertically or horizontally on any floor.
 - Building design facing the Cross Charlotte Trail will incorporate taller ground floor and façade articulation.
 - Petitioner will dedicate and convey the SWIM buffer along Little Sugar Creek to Mecklenburg County Parks and Recreation prior to the issuance of a certificate of occupancy for the first unit, for future greenway use.
 - A ground floor building connection to the proposed Cross Charlotte Trail will be provided with outdoor seating areas with benches, seatwalls, specialty paving and landscaping.
 - Pedestrian scale lighting will be provided along the project connection to the Cross Charlotte Trail.
 - A recessed accessible parking space will be provided with the on-street parking along the site's North Brevard Street frontage.
 - Petitioner will provide flex commercial space and the leasing office at the corner of East 25th Street and Brevard Street running partially down east on East 25th Street, with direct access to the street.
 - Existing alley will be abandoned.
 - Petitioner will donate \$25,000 to either Habitat for Humanity of Charlotte or the Charlotte City Housing trust fund for affordable housing. The funds will be contributed after a building permit is issued for the community and prior of the issuance of the first certificate of occupancy for the building constructed as depicted on the site plan.
 - The fitness center will not be seen from East 25th Street, North Brevard Street or the greenway.
 - The park on site will include a performance area.
 - The community will have a minimum of 30% two-bedroom units and 7% three-bedroom units.
 - Pedestrian scaled lighting will be provided on the project connection to the Cross Charlotte Trail if the Cross Charlotte Trail is developed adjacent to this site.
 - Petitioner will donate \$10,000 to Partners for Parks for improvements to Cordelia Park. The funds will be contributed to the Partners to Parks after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed within the site plan.
 - Art work totaling at least \$10,000 will be part of the community park in the general area as labeled on the site plan. The proposed art work will be installed either (i) as part of a partnership between the petitioner and the Art and Science Council; or (ii) by the petitioner.
 - Petitioner will donate \$5,000 to a B-cycle station to be located close to the East 25th Street light rail station. The funds will be contributed after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed as depicted on the site plan.
 - A 14.5-foot sidewalk will be provided along East 25th Street with an additional planting strip behind the curb and five-foot tree grates.
 - Petitioner will coordinate with NECI team for the East 25th Street improvements during development and review of the site plan.
 - **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plan* (2013) recommends transit oriented development for this site, as well as a mix of transit-supportive land uses (residential, office, retail, civic/institutional, and park/open space) within the larger transit station area. The plan recognizes that this mix of transit supportive uses will be realized through new development and redevelopment.
 - The *Blue Line Extension Transit Station Area Plan* (2013) also recommends pedestrian connectivity improvements along 24th Street, and the extension of 25th Street to connect North Davidson Street to North Brevard Street near the 25th Street Transit Station. The Northeast Corridor Infrastructure Program (NECI) has identified the 25th Street extension as a top priority and the project is currently in the design phase.
 - Another capital investment, the Cross Charlotte Trail is planned to be located along Little Sugar Creek, and the preliminary alignment is across the creek from the subject site.
 - The petition supports the *General Development Policies - Environment* by providing transit supportive development and by developing an infill site, thereby minimizing further environmental impacts while accommodating growth.
 - **TRANSPORTATION CONSIDERATIONS**
 - CDOT supports intensification of development in close proximity to light rail transit. This site is

located adjacent to the 25th Street Station. The primary transportation goal for this site is to improve walkability, which is accomplished by the petition's commitment to improving the streetscape along the property frontage. This site also makes accommodations for and connections to the future Cross Charlotte Trail and 25th Street extension projects.

- **Vehicle Trip Generation:**

Current Zoning: 120 trips per day (based on warehouse uses).

Proposed Zoning: 1,800 trips per day (based on 280 multi-family units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce 249 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 249 students. The proposed development is projected to increase the current school utilization (without mobile classroom units) as follows:
 - Walter G. Byers Elementary from 91% to 122%
 - Walter G. Byers Middle 91% to 122%
 - West Charlotte High from 94% to 96%
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327